

Claridges

COMMERCIAL PROPERTY CONSULTANTS

For retained clients only, please see below for further details

DETACHED UNRESTRICTED D1 SINGLE STOREY BUILDING

**PARKING FOR 2 CARS PLUS INTEGRAL GARAGE
CLOSE TO STATION AND TOWN CENTRE**

TO LET

1693 SQ FT (157.33 SQ M)



CHICHESTER ROW, OFF BENSHEIM WAY, AMERSHAM HP6

IDEAL:

- * RELIGIOUS/COMMUNITY
 - * DAY NURSERY
- * EDUCATION/TRAINING
 - * MEDICAL/DENTAL
 - * STUDIO

020 8559 1122



Location

Chichester Row is immediately off Bensheim Way close to its junction with Rickmansworth Road (A4154) and is within about 0.25 miles from the town centre. Amersham Station, Metropolitan line (underground) & Chiltern Railways (main line) is also adjacent to the town centre which is about 6-8 minutes' walk, where there are excellent shopping facilities, restaurants, bars and other amenities.

The Property

Former St John Ambulance Training centre, which we are advised was built in the 1950's as a single storey purpose built building which comprises:

Entrance Hall with male & female WC's

Storeroom leading to Integral garage

2 x office/classroom

Hall with a ceiling height of 4.53m and an attractive pitched roof. The hall measures approx. 7.74m x 7.65m.

Kitchen

Boiler room & Store

Floor Area

Gross Internal floor area approx. **1693 sq. ft. (157.33m²)**

Note: Areas are approximate gross internal floor areas

Services

Warm air gas fired heating.

Note. Services not tested.

Planning

I am advised the property enjoys unrestricted

D1 use. For specific occupational requirements please clarify with Chiltern District Council.

External

There is parking at the rear of the property for 2 cars. There is a grassed area at the front, over which there are rights of way but it is not demised.

Rating

RV £3,250.

Rates payable £1,602

Details provided verbally. For verification contact Chiltern District Council.

EPC

Band E

VAT

The property is not elected for VAT purposes

Terms

To be let on a new FR&I lease for a term to be agreed, offers invited in the region of £38,500 pax, subject to contract or available freehold at £550,000.

Costs

Each party to be responsible for their own legal and professional costs.

RETAINED CLIENTS

Claridges are not retained and any purchaser or tenant of this property will need to retain Claridges in the introduction and acquisition. Our fees are charged at a rate of 10% + vat of the rent or 1% + vat in respect of a purchase.

References

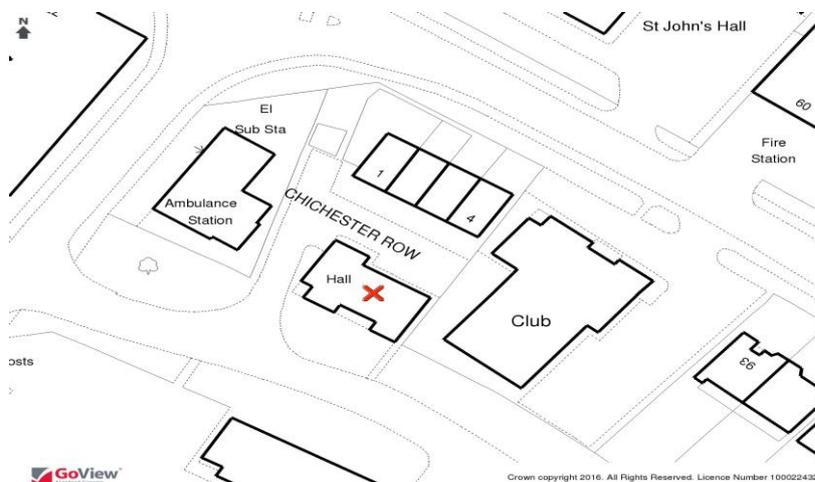
Claridges charge a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken. Up, irrespective of whether or not they are accepted by the landlord.

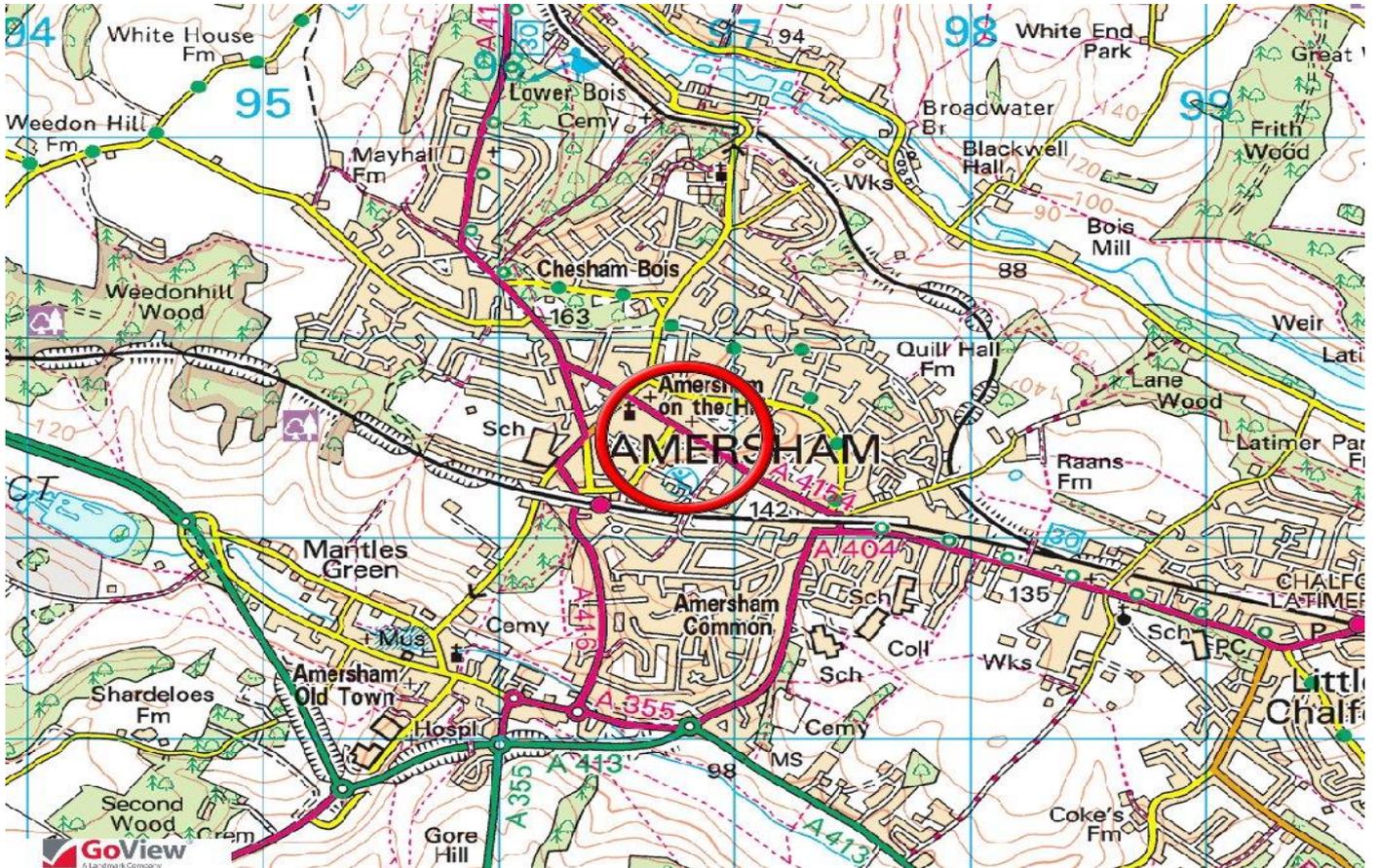
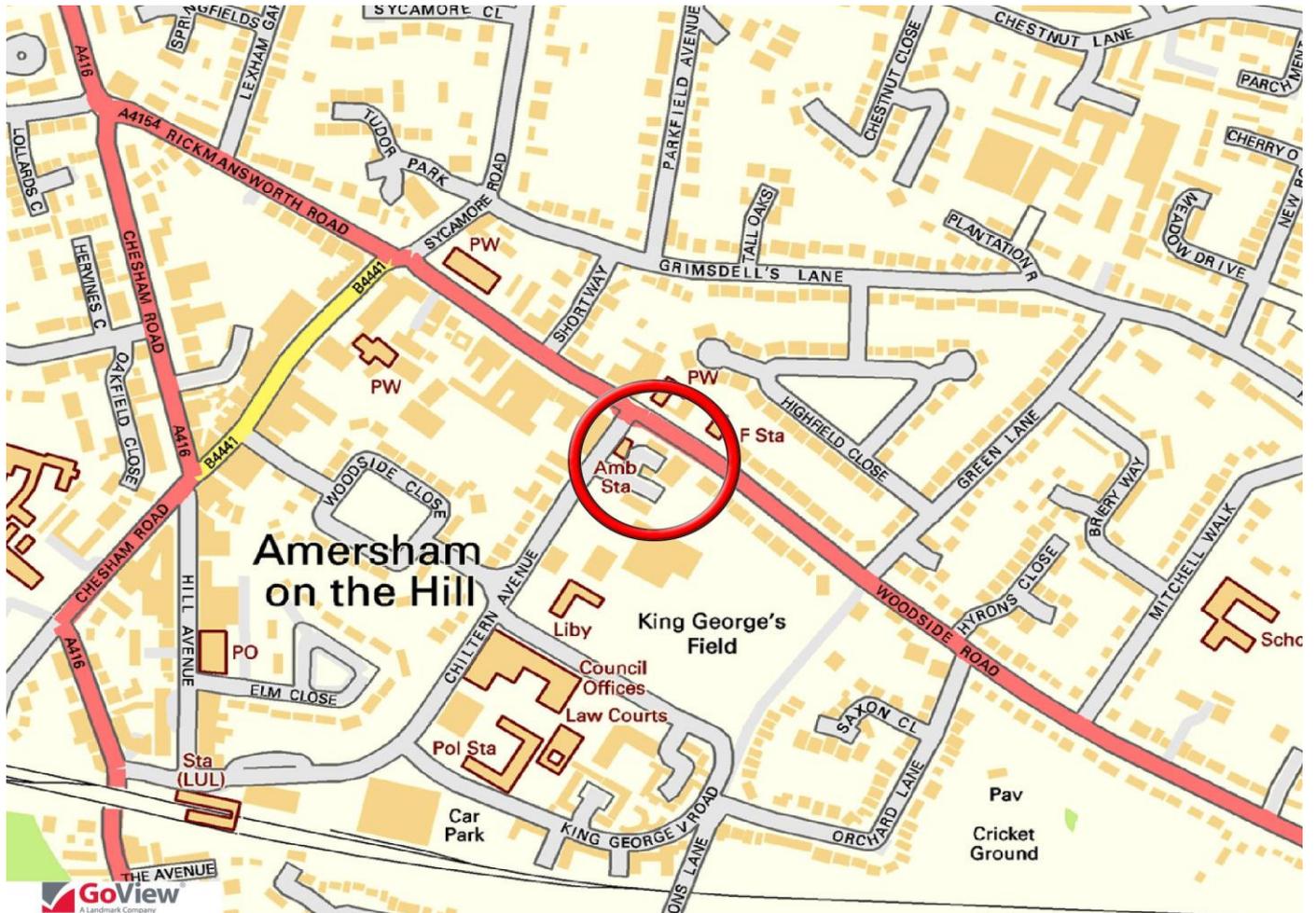
Holding Deposit

Tenants wishing to secure this property will be required to pay a holding deposit Claridges of £3000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only:

Via Claridges Commercial – 020 8559 1122





Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.